

PROPERTY LOCATION

No	Alt No	Direction/Street/City
372		MYSTIC ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	KARTONO DOUGLAS/JENNIFER			
Owner 2:				
Owner 3:				
Street 1:	17 OLD MYSTIC ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .315 Sq. Ft. of land mainly classified as Multi-House with a Conventional Building built about 1957, having primarily Wood Shingle Exterior and 528 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		0	0	Sq. Ft.	Site		0	0.	0.00	4																
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 109		Multi-House			Prime NB Desc		ARLINGTON						Total:			Spl Credit		Total:			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	127,100	600		127,700
Total Card	0.000	127,100	600		127,700
Total Parcel	0.315	729,800	1,100	523,700	1,254,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		241.86	/Parcel: 381.5

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2009	Measured	163	PATRIOT
12/10/1999	Inspected	264	PATRIOT
11/22/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

USER DEFINED

	Prior Id # 1:	62112
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



Patriot
Properties Inc.

test PDF Combine only

GENERAL INFORMATION			
Grade: C- - Average. (-)			
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicth:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

MOBILE HOME Make:

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

More: N	Total Yard Items:	600	Total Special Features:		Total:	600
---------	-------------------	-----	-------------------------	--	--------	-----

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Oth Fix:		Rating:	

Kits: 1	Rating: Average
A Kits:	Rating:
Frpl: 1	Rating: Average
WSFlue:	Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

Basic \$ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	107.989
Other Features:	62500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	156194
Depreciation:	29052
Depreciated Total:	127142

2ND BUILDING ADDED FY 2000-WAS GARAGE- NOW 2ND UNIT..	2
--	---

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 3			BRs: 1			Baths: 1			HB			

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	97.19	
Special Features:	0	Val/Su Net:	56.94	
Final Total:	127100	Val/Su SzAd	178.31	



Code	Description	Area - SQ	Rate - AV	Undepr Value	
GAR	Garage	836	17.990	15,038	
BMT	Basement	528	32.400	17,105	
FFL	First Floor	528	107.990	57,018	
ATC	Attic	185	107.990	19,956	
WDK	Deck	155	12.450	1,930	
Net Sketched Area:		2,232	Total:	111,047	
Size Ad	712.8	Gross Area	2575	FinArea	528

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
8						
5						
8						
6						
0						
7						
8						

AssessPro Patriot Properties, Inc

2023

test PDF Combine only

GENERAL INFORMATION			
Grade: C- - Average. (-)			
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicth:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

MOBILE HOME Make:

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

More: N	Total Yard Items:	600	Total Special Features:		Total:	600
---------	-------------------	-----	-------------------------	--	--------	-----

OTHER FEATURES		
Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

[illegible]

--	--	--

Hard Items:	600	Total Special Features:		Total:	600
-------------	-----	-------------------------	--	--------	-----

2ND BUILDING ADDED FY 2000-WAS GARAGE-NOW 2ND UNIT..	4
--	---

1st Res Grid													Desc: Line 1				# Units		1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Other																			
Upper																			
Lvl 2																			
Lvl 1																			
Lower																			
Totals	RMs: 3				BRs: 1				Baths: 1				HB						

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

	No Unit	RMS	BRS	FL
Exterior:				
Interior:	1	3	1	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
	Totals			
	1	3	1	

	Parcel ID	Typ	Date	Sale Price
Av\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	97.19	
Special Features:	0	Val/Su Net:	56.94	
Final Total:	127100	Val/Su SzAd	178.31	

	Parcel ID	Typ	Date	Sale Price
Av\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	97.19	
Special Features:	0	Val/Su Net:	56.94	
Final Total:	127100	Val/Su SzAd	178.31	

22

ATC
FFL
BMT
(528)

24

22

18

WDK
GAR
(155)

18

38

GAR
(681)

22

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GAR	Garage	836	17.990	15,03	
BMT	Basement	528	32.400	17,10	
FFL	First Floor	528	107.990	57,01	
ATC	Attic	185	107.990	19,95	
WDK	Deck	155	12.450	1,93	
Net Sketched Area:		2,232	Total:	111,04	
Size Ad	712.8	Gross Area	2575	FinArea	52

[illegible]

test PDF Combine only

Type: 15 - Old Style			
Sty Ht: 2 - 2 Story			
(Liv) Units: 1		Total: 2	
Foundation: 3 - BrickorStone			
Frame: 1 - Wood			
Prime Wall: 1 - Wood Shingle			
Sec Wall:			%
Roof Struct: 1 - Gable			
Roof Cover: 1 - Asphalt Shgl			
Color: BROWN			
View / Desir:			

GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		25%
Bsmnt Fir:	14 - Asphalt Tile		

Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1971	4.20	T	38.4	109			500			500

More: N	Total Yard Items:	500	Total Special Features:		Total:	500
---------	-------------------	-----	-------------------------	--	--------	-----

BATH FEATURES

Full Bath:	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 2	Rating:	Good
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.07475734
Const Adj.:	0.99742496
Adj \$ / SQ:	144.719
Other Features:	122868
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740357
Depreciation:	137706
Depreciated Total:	602650

COMMENTS

2ND BUILDING ADDED FY 2000-WAS GARAGE-
NOW 2ND UNIT. JACUZZI IN MASTER 6
BEDROOM 1 TUNNEL CONNECTS 2ND HOUSE
ON PROPERTY SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 3		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

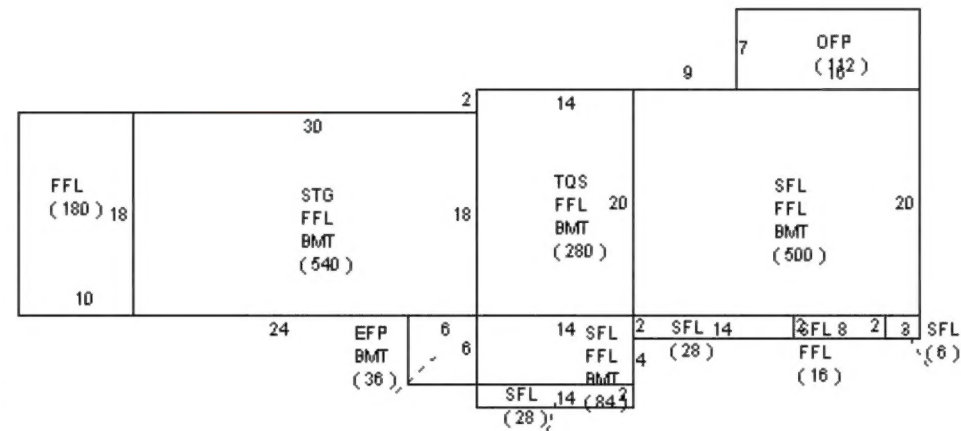
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	192.48	
Special Features:	0	Val/Su Net:	131.02	
Final Total:	602700	Val/Su SzAd	243.81	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,600	144.720	231,552	
BMT	Basement	1,440	46.190	66,520	
SFL	Second Floor	662	144.720	95,804	
STG	Storage	540	6.350	3,430	
TQS	3/4 Story	210	144.720	30,391	
OPF	Open Porch	112	31.150	3,489	
EPF	Enclos Porch	36	72.410	2,607	
Net Sketched Area:		4,600	Total:	433,793	
Size Ad	2472	Gross Area	4670	FinArea	2760

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
50						
20	BMT	100	RRM	20	F	
04						
31						
91						
89						
07						
92						
60						

IMAGE



AssessPro Patriot Properties, Inc

2023

test PDF Combine only

Type: 15 - Old Style			
Sty Ht: 2 - 2 Story			
(Liv) Units: 1		Total: 2	
Foundation: 3 - BrickorStone			
Frame: 1 - Wood			
Prime Wall: 1 - Wood Shingle			
Sec Wall:			%
Roof Struct: 1 - Gable			
Roof Cover: 1 - Asphalt Shgl			
Color: BROWN			
View / Desir:			

GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1971	4.20	T	38.4	109			500		500

More: N	Total Yard Items:	500	Total Special Features:		Total:	500
---------	-------------------	-----	-------------------------	--	--------	-----

BATH FEATURES

Full Bath:	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits: 1	Rating: Average
A Kits:	Rating:
Frpl: 2	Rating: Good
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.07475734
Const Adj.:	0.99742496
Adj \$ / SQ:	144.719
Other Features:	122868
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740357
Depreciation:	137706
Depreciated Total:	602650

COMMENTS

2ND BUILDING ADDED FY 2000-WAS GARAGE-
NOW 2ND UNIT. JACUZZI IN MASTER 8
BEDROOM 1 TUNNEL CONNECTS 2ND HOUSE
ON PROPERTY SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid										Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Other																					
Upper																					
Lvl 2																					
Lvl 1																					
Lower																					
Totals	RMs: 8				BRs: 4				Baths: 3				HB								

REMODELING

		Exterior:	
		Interior:	
3.	%	Additions:	
	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
6	%	General:	

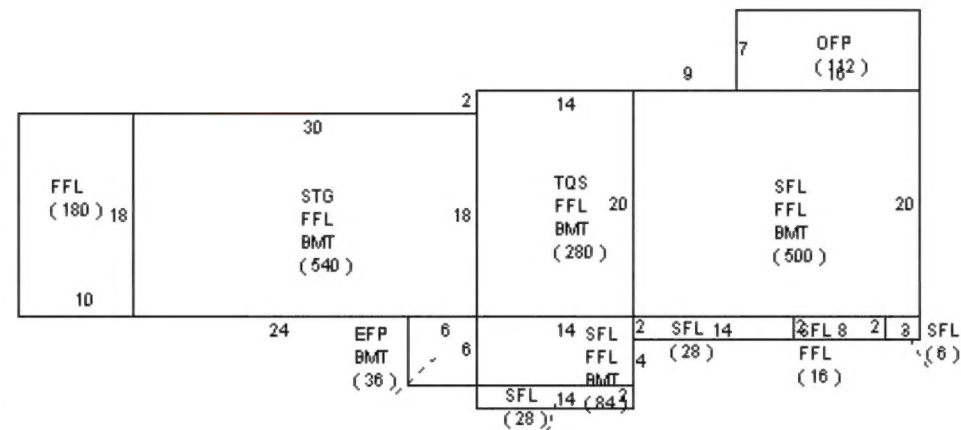
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	4	
Totals				
1		8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	192.48	
Special Features:	0	Val/Su Net:	131.02	
Final Total:	602700	Val/Su SzAd	243.81	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,600	144.720	231,55	
BMT	Basement	1,440	46.190	66,52	
SFL	Second Floor	662	144.720	95,80	
STG	Storage	540	6.350	3,43	
TQS	3/4 Story	210	144.720	30,39	
OPF	Open Porch	112	31.150	3,48	
EPF	Enclos Porch	36	72.410	2,60	
Net Sketched Area:		4,600	Total:	433,79	
Size Ad	2472	Gross Area	4670	FinArea	276

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
50						
20	BMT	100	RRM	20	F	
04						
31						
91						
89						
07						
92						
60						

IMAGE



AssessPro Patriot Properties, Inc